

### 3 Bedroom House for Sale in Agios Theodoros, Larnaca District

Amazing Villas for sale in Agios Theodoros Village in Larnaca Town. The project is situated on the outskirts of Ayios Theodoros, a village of natural beauty with quite beaches and green citrus orchards. It is 20km away from Larnaca International Airport and just five-minute drive from the picturesque village of Zygi, an area renowned for its fish restaurants and taverns.



The property consists of 3 bedrooms, open plan kitchen, lounge, diner, 1 family bath, 1 shower en-suite, 2wc, garden, private pool, covered parking, double glazing, pressurized and water system, covered areas 115.8 sqm plus 52.2 sqm basement. Also, every villa in this elite neighbourhood is provided with every imag...

#### Property Info

Covered Area **168**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **728**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **19651**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Sea view**

#### Amenities

- BBQ zone

#### Location

**Location:** Agios Theodoros Region: **Larnaca**  
 Coordinates: **34.76127645997 / 33.423421083841**

**Price: €1 300 000 + VAT**

VAT for this property is **€84,500** or **€247,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 738.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€1 300 000 on Aug 9, 2024



